

PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer:	Martin Ogrady/Geologist <hr/> (Name/Title)	17-Aug-12 <hr/> (Date)
	CDPHE <hr/> (Address)	(303) 692 3366 <hr/> (Phone)
	martin.ogrady@state.co.us <hr/> (Email Address)	

Site Name: NORTH AVENUE CLEANERS

Previous Names (if any):

Site Location: 604 NORTH AVE

(Street)

Grand Junction

CO 81501

(City)

(State) (ZIP)

Latitude: 39.077608 **Longitude:** -108.56245

Complete the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another federal, state or tribal program)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred, EPA-approved risk assessment completed)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain all "yes" answers; attach additional sheets, if necessary:

The site had a RCRA CESQG permit until it was closed in 2012.

Site Determination: Enter the site into CERCLIS. Further assessment is recommended (explain below).

The site is not recommended for placement into CERCLIS (explain below).

North Avenue Cleaners, 604 North Avenue, Grand Junction (aka The Hanger). This site was selected as a Tentatively Identified Site (TIS) in CDPHE's Grand Junction Site Discovery Report of 2012. The site is referred to as **TIS 16** in that report. The site was identified as a TIS since a dry cleaner had operated at this address since at least 1968. CDPHE performed a site reconnaissance on May 23, 2012 and took photographs included as Attachment 1. A map of the site downloaded from EPA's EnviroMapper site (<http://www.epa.gov/emeedata/em4ef.home>) is included as Attachment 2. The site appears in the EDR Area Study (EDR Map Loc. 216-26) that CDPHE purchased for the Grand Junction Site Discovery Effort. The site also appears on EPA's Enviromapper website (<http://www.epa.gov/emeedata/em4ef.home>), and in CDPHE's ArcGIS inventory of sites. During the site reconnaissance CDPHE observed that the building had been vacated. CDPHE also observed numerous ground water monitoring wells adjacent to the site. CDPHE did not observe any stained soil, odors, or hazardous materials. CDPHE did not enter the premises and these observations are based on a perimeter survey. The site had a RCRC CESQG status permit RCRA ID = COD983778812. On April 27, 2012 the facility notified CDPHE that they were out of business and were no longer generating hazardous waste. CDPHE's environmental database coverages reviewed in the Grand Junction Discovery Document ArcGIS project show there is a LUST-TRUST site at 604 North Avenue with an Event ID of 8525 and the ground water monitoring wells observed during the site reconnaissance are most likely associated with this event. CDPHE obtained the most recent MRR report from OPS and it does not appear as though the ground water has been analyzed for VOCs. This MRR report is included as Attachment 3. Because this facility operated as a dry cleaner since 1968 and based on available information, the site has not been investigated, the site should be entered into CERCLIS so that further assessment can be conducted. This should include a thorough review of all site files associated with the LUST-TRUST site and contacting the property owner in an attempt to obtain more information about any environmental investigations that have been conducted on the site.

Regional EPA Reviewer:

Print Name/Signature _____ Date _____

State Agency/Tribe

Martin OGrady _____ Date 17-Aug-12 _____

Print Name/Signature _____ Date _____

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Regional EPA Reviewer:

Suzanna C Forrest Suzanne Gandy

09/05/12

Date

Print Name/Signature

State Agency/Tribe

Martin OGrady

17-Aug-12

Print Name/Signature

Date

TIS 16: North Avenue Cleaners (aka The Hanger)
604 North Avenue

Photo 1 (image 3130): View is taken from front of site on North Ave. facing northwest. May 23, 2012.



Photo 2 (image 3128): View is taken from front of site facing northeast. May 23, 2012.



TIS 16: North Avenue Cleaners (aka The Hanger)
604 North Avenue

Photo 3 (image 3126): Inside of building from the west doors. May 23, 2012.



Photo 4 (image 3129): Row of monitoring wells in front of building. Facing east. May 23, 2012.



TIS 16: North Avenue Cleaners (aka The Hanger)
604 North Avenue

Photo 5 (image 3134): North side (rear) of building, facing south. May 23, 2012.



Photo 6 (image 3135): Drum labeled "purge water" (undated). May 23, 2012.



Our Web site will undergo scheduled maintenance from 8pm ET on Sunday, August 19, 2012 to 6am ET on Monday, August 20, 2012. During this time, you may find that our web pages are slow to load or that certain applications are not working. We apologize for any inconvenience.



United States Environmental Protection Agency

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